

FEB 12 3 53 PM '79

DONNIE S. TANKERSLEY
R.M.C.

MORTGAGE

THIS MORTGAGE is made this 9th day of February, 1979, between the Mortgagor, RONALD CHARLES BARRETT (herein "Borrower"), and the Mortgagee, NCNB MORTGAGE CORPORATION, a corporation organized and existing under the laws of NORTH CAROLINA whose address is CHARLOTTE, NORTH CAROLINA (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of FORTY-THREE THOUSAND SEVEN HUNDRED AND 00/100 Dollars, which indebtedness is evidenced by Borrower's note dated February 9, 1979 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on March 1, 2009.

To SECURE to Lender (a) the repayment of the indebtedness evidenced by the Note, with interest thereon, the payment of all other sums, with interest thereon, advanced in accordance herewith to protect the security of this Mortgage, and the performance of the covenants and agreements of Borrower herein contained, and (b) the repayment of any future advances, with interest thereon, made to Borrower by Lender pursuant to paragraph 21 hereof (herein "Future Advances"), Borrower does hereby mortgage, grant and convey to Lender and Lender's successors and assigns the following described property located in the County of GREENVILLE, State of South Carolina:

ALL that certain piece, parcel or lot of land situate, lying and being in the State of South Carolina, County of Greenville, being shown and designated as Lot no. 48 on plat of WOODHEDGE, SECTION 1, prepared by Piedmont Engineers and Architects, recorded in the RMC Office for Greenville County in Plat Book 5D at page 58 and a more recent plat of Property of Ronald Charles Barrett, dated February 8, 1979, recorded in Plat Book 6-Z at page 24, prepared by Freeland & Associates, and having according to the more recent plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southeasterly side of Arrowood Court, joint front corner of lots 47 and 48 and running thence S. 45-00 E., 175.0 feet to an iron pin; thence turning and running S. 44-59 W., 110.0 feet to an iron pin, joint rear corner with lots 48 and 49; thence running N. 45-00 W., 175.0 feet to an iron pin on Arrowood Court; thence along said Court, N. 44-59 E., 110.0 feet to an iron pin, the point of beginning.

This is the identical property conveyed to the mortgagor by deed of Leake & Garrett, Inc., to be recorded of even date herewith.

which has the address of Arrowood Court, Mauldin, S.C.
(Street) (City)
29662 (therein "Property Address");
(State and Zip Code)

To HAVE AND TO HOLD unto Lender and Lender's successors and assigns, forever, together with all the improvements now or hereafter erected on the property, and all easements, rights, appurtenances, rents, royalties, mineral, oil and gas rights and profits, water, water rights, and water stock, and all fixtures now or hereafter attached to the property, all of which, including replacements and additions thereto, shall be deemed to be and remain a part of the property covered by this Mortgage; and all of the foregoing, together with said property (or the leasehold estate if this Mortgage is on a leasehold) are herein referred to as the "Property".

Borrower covenants that Borrower is lawfully seized of the estate hereby conveyed and has the right to mortgage, grant and convey the Property, that the Property is unencumbered, and that Borrower will warrant and defend generally the title to the Property against all claims and demands, subject to any declarations, easements or restrictions listed in a schedule of exceptions to coverage in any title insurance policy insuring Lender's interest in the Property.

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